



Electronically Filed on _____

Entered on Docket
December 31, 2009

A handwritten signature in dark ink, appearing to read "Linda B. Riegle".

Hon. Linda B. Riegle
United States Bankruptcy Judge

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US Bank National Association, as Trustee for WFMBS 2006-AR5
09-77669

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In Re:

Jeffrey W. Cothron and Colleen M. Cothron

Debtors.

BK-S-09-29268-lbr

Date: 12/08/09
Time: 1:00 pm

Chapter 7

ORDER VACATING AUTOMATIC STAY

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to Secured Creditor US Bank National Association, as Trustee for WFMBS 2006-AR5, its assignees and/or successors in interest, of the subject property, generally described as 700 Moonlight Mesa Drive, Henderson, NV 89015, and legally described as follows:

PARCEL ONE (1)

Lot Three Hundred Five (305) in Block Nine (9) of SOUTH VALLEY RANCH - PARCEL 6 A UNIT CIII as shown by map thereof on File in Book 76 of Plats, Page 77 in the Office of the County Recorder of Clark County, Nevada.

PARCEL TWO (2)

A non-exclusive easement for use and enjoyment in and to the association property as set forth in the Master Declaration of Covenants, Conditions, Restrictions and Grant of Easements for SOUTH VALLEY RANCH recorded July 25, 1996, in Book 960725 as Document No. 00004, as the same may from time to time be amended and/or supplemented in the Office of the County Recorder of Clark County, Nevada, which easement is appurtenant to Parcel One (1)

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2 **IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall**
3 **give Debtors at least five business days' notice of the time, place and date of sale.**

4 DATED this ____ day of _____ 2009

5 Submitted by:

6 **WILDE & ASSOCIATES**

7 By: /s/Gregory L. Wilde, Esq

8 **Gregory L. Wilde, Esq.**

9 Attorney for Secured Creditor

208 South Jones Boulevard

Las Vegas, Nevada 89107

10 APPROVED / DISAPPROVED

11 By: _____

12 Anthony Deluca

5830 W. Flamingo Rd., #233

13 Las Vegas, NV 89103

14 Attorney for Debtor(s)

15 Nevada Bar No: _____

16 APPROVED / DISAPPROVED

17 By: _____

18 Timothy S. Cory

8831 West Sahara Ave.

19 Las Vegas, NV 89117

20 Chapter 7 Trustee

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1 ALTERNATIVE METHOD RE: LOCAL RULE 9021:

2 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

3 ☐ The court waived the requirements of LR 9021.

4 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

5 ☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any
6 unrepresented parties who appeared at the hearing, and any trustee appointed in this case,
and each has approved or disapproved the order, or failed to respond, as indicated below
(list each party and whether the party has approved, disapproved, or failed to respond to the
document):

7 (List Parties)

8 Debtor's counsel:

9 ☐ approved the form of this order ☐ disapproved the form of this order

10 ☐ waived the right to review the order and/or ☒ failed to respond to the document

11 ☐ appeared at the hearing, waived the right to review the order

12 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

13 Trustee:

14 ☐ approved the form of this order ☐ disapproved the form of this order

15 ☐ waived the right to review the order and/or ☒ failed to respond to the document

16 Other Party: _____

17 ☐ approved the form of this order ☐ disapproved the form of this order

18 ☐ waived the right to review the order and/or ☐ failed to respond to the document

19 Breach Order:

20 ☐ This is an Order Vacating the Stay after the Failure to cure a Declaration of Breach. Copies of
21 this proposed order were transmitted to Debtor's counsel and appointed trustee to which
22 they have not replied

23
24 Submitted by:

25 /s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

26 Attorney for Secured Creditor